

BK 6358PG098

QUITCLAIM DEED
With Covenant

TRANSFER
TAX
PAID

32-60-8

**Know all by these Presents,
030781**

That The City of Waterville, a municipal corporation organized and existing under the laws of the State of Maine, and located at Waterville in the County of Kennebec and State of Maine, in consideration of \$1.00 and other good and sufficient paid by Richard J. Collins, whose mailing address is P.O. Box 48, LaGrange, Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, and convey, and forever quit-claim unto the said Richard J. Collins, his heirs and assigns forever,

The Unit known and designated as Unit #8 in Ridgewood Pines Condominium, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin W. Beck, Professional Engineer and Registered Land Surveyor, entitled "Ridgewood Pines Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File D-86235. Specific reference is made to the Ridgewood Pines Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 8, 1986, and is recorded in said Registry of Deeds in Book 3069, Page 185, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the building and units by the said Melvin W. Beck are Exhibit D to the Declaration and are recorded in said Registry in Plan Files D-86236, D-86237, D-86238, and D-86239.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed by FSD Associates, Inc., to Stanley J. Zajechowski in a deed dated February 16, 1987, and recorded in Book 3107, Page 259 of the Kennebec County Registry of Deeds.

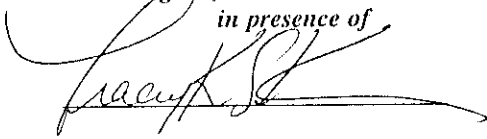
1108592 The City acquired the property by automatic foreclosure of tax liens and a Declaratory Judgement against Stanley J. Zajechowski, which Judgement is recorded in Book 6196, Page 326, of the Kennebec County Registry of Deeds.

32-60-8

And does covenant with the said grantee, his heirs and assigns, that it will warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said City of Waterville has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Nelson Madore, Mayor, its hereunto duly authorized this 30th day of November of the year two thousand.

*Signed, Sealed and Delivered
in presence of*



By

Nelson Madore
NELSON MADORE

State of Maine,

Kennebec

} ss

November 30, 2000

Then personally appeared the above named Mayor of the City of Waterville as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of the City of Waterville.



Before me,

Linette B. Dostie
Notary Public
Linette B. Dostie

RECEIVED KENNEBEC SS.

2000 DEC -5 AM 9:00

ATTEST: *Theresa R. Dostie*
REGISTER OF DEEDS